

Woodward Township
Clinton County, Pennsylvania

ZONING ORDINANCE

Enacted: April 12, 2011

Effective: April 17, 2011

Prepared by the

Woodward Township Zoning Ordinance Advisory Committee

And Approved by the

Woodward Township Board of Supervisors

With the Assistance of

**Gannett Fleming, Inc. &
Kathie Hunter, Landplan, Inc.**
Professional Planning Consultants

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Of Pennsylvania, Department of Community & Economic Development

PART 3

DESIGNATION OF ZONING DISTRICTS

301 ESTABLISHMENT OF DISTRICTS

For the purposes of implementing the objectives of this Chapter, Woodward Township is hereby divided into the following zoning districts:

RC	Rural Center District
R-L	Low Density Residential District
R-M	Medium Density Residential District
R-H	High Density Residential District
C	Commercial District
A	Agricultural District
O/R	Open Space/Recreation District
W/C	Woodland/Conservation District
FF & FP	Flood Fringe & General Floodplain District (<i>Overlying District</i>)
FW	Floodway District (<i>Overlying District</i>)
AH	Airport Hazard District (<i>Overlying District</i>)

302 PURPOSE OF DISTRICTS

A. RC Rural Center District

The intent of this district is to set aside area of the Township which can support the logical growth and co-existence of low density residential and rural or agricultural-type service uses in small "cross-roads" markets, i.e. Swisssdale. Density requirements in this zone are intended to assure that new development will be consistent with the maintenance of a rural village atmosphere. The area is not currently served by municipal sewer or water systems, nor is it anticipated that such services will be available in the future.

B. R-L Low Density Residential District

The purpose of this district is to encourage low density residential development in new single-family residential neighborhoods and to facilitate the orderly growth of existing developments. Public sewer and water services are generally not available in these areas, nor are they anticipated for the future. Minimum lot sizes are therefore based upon the

Section 403

RC RURAL CENTER DISTRICT

Uses and Structures

Permitted Principal Uses & Structures (Zoning Officer)	Permitted Accessory Uses & Structures (Zoning Officer)	Special Exception Uses & Structures (Zoning Hearing Board)	Conditional Uses & Structures (Township Supervisors)
<ol style="list-style-type: none"> 1. Single-family detached dwellings. (See 503) 2. Mobile homes on individual lots. (See 503) 3. Land cultivation. (See 521) 4. Horticultural activities, including plant nurseries, greenhouses, and/or orchards. 5. Parks or playgrounds. 6. Government or municipal buildings. 7. Churches or places of worship. 	<ol style="list-style-type: none"> 1. Uses & structures customarily incidental to an approved principal use. 2. Essential services. 3. Private swimming pools. (See 526) 4. Temporary roadside stands. (See 522) 5. No-impact home-based businesses or home occupations. (See 527) 6. Personal wind energy facilities. (See 531) 7. Signs. (See Part 8) 8. Off-street parking and/or loading areas. (See 901 & 902) 	<ol style="list-style-type: none"> 1. Group day care homes. (See 510) 2. Bed & breakfast establishments. (See 511) 3. Raising of livestock or poultry for personal use. (See 521 A.) 4. Private or commercial stables or riding academies. 5. Forestry or forest management activities. 6. Cemeteries. 	<ol style="list-style-type: none"> 1. Outdoor commercial recreation uses. (See 524) 2. Public or private schools. 3. Utility supply facilities. (See 529)

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Section 403

RC RURAL CENTER DISTRICT

Lot, Yard and Open Space Requirements

Minimum Lot Requirements
(See Section 602)

Minimum Yard Requirements
(See Section 603)

Maximum Height Limitations
(See Section 604)

1. Minimum Lot Area Per Principal Structure or Use:

- a. Residential Uses - 1 acre (43,560 sq.ft.) per dwelling unit.
- b. All Other Principal Uses - 1 acre, except as provided otherwise below.
 - a. Raising of Livestock or Poultry - 2 acres.
 - b. Outdoor Commercial Recreation Uses - 2 acres.
 - c. Public or Private Schools - 2 acres.
- c. Regardless of the minimums provided above, all lots shall meet the requirements of the PA Sewage Facilities Act and all other state and local sewage and water regulations.

2. Minimum Lot Width: (measured at building setback line) 150 feet.

3. Maximum Building Coverage: 20%.

1. Front Yard: 25 feet from edge of street right-of-way.

2. Side Yards:

- a. Principal Structures - 15 feet each side.
- b. Accessory Structures - 10 feet each side.

3. Rear Yard:

- a. Principal Structures - 25 feet.
- b. Accessory Structures - 10 feet.

1. Principal Structures: 35 feet.

2. Accessory Structures: 25 feet.

3. Agricultural Structures: No maximum.

which require the operation of the facility to cease, such action shall cause the Zoning Permit to be forfeited. In this case, no resumption of facility operations shall take place unless and until the applicant obtains approval of a new Zoning Permit application.

520 CONTRACTOR'S SHOPS AND YARDS

Contractor's shops and yards may be permitted only in those zoning districts and as specified in the District Regulations, Part 4, and shall be subject to the following requirements.

- A. All construction, fabricating and fitting activities shall be conducted within an enclosed building or structure.
- B. Buffer yards and/or screening shall be provided around the perimeter of all such activities, including storage yards, meeting the requirements of Sections 606 and 607 of this Chapter. Further, storage yards may not be located within any setback or required yard area.
- C. All precautions shall be taken to minimize potentially noxious, hazardous or nuisance occurrences from the facility. Applicants for such uses shall show that their potential facility will meet the minimum performance standards set forth in Section 517 J. above.
- D. Any and all outdoor lighting shall be mounted and shielded to avoid causing glare on adjacent properties or lots.
- E. All signs proposed for such facilities shall meet the standards set forth in Part 8 of this Chapter.
- F. Off-street parking and loading areas shall be provided in accordance with the requirements of Part 9 of this Chapter.

521 AGRICULTURAL USES

Irrespective of the specific uses listed or permitted in any of the Township's zoning districts, existing agricultural programs shall be permitted and encouraged as an interim use until such time as the property owner sells or transfers his property interests to persons, agents or others interested in developing a use in conformance with the District Regulations set forth in Part 4. All agricultural uses initiated after the effective date of this Chapter shall however be subject to the following safeguards and regulations.

A. General Agricultural Use Regulations

The following general regulations shall apply to all agricultural uses regardless of the zoning district in which they may be located.

1. Private gardens shall be permitted in all zoning districts.
2. Commercial animal husbandry may be permitted as a principal and/or accessory use only in the Agricultural and Woodland Conservation Districts. (See also Sub-Section B. below regarding Concentrated Animal Operations (CAO) and Concentrated Animal Feeding Operations (CAFO).) The housing or raising of livestock or poultry as farm pets or for domestic purposes pursuant to the requirements of this Chapter shall not be considered animal husbandry. Household pets are exempt from these regulations.
3. Agricultural operations that use or produce manure that are not a CAO or CAFO shall comply with the PA Department of Environmental Protection's requirements applicable to such operations, including the requirements specified in 25 PA Code, Section 91.36 and the manuals and guides referenced in that Section, or as may hereafter be amended.
4. Buildings in which livestock or poultry are to be housed (temporarily or permanently) shall be set back at least 100 feet from all property lines and no less than 25 feet from the right-of-way of a public street, except as may be provided otherwise in 25 PA Code, Section 91.36. All other agricultural buildings shall be set back in accordance with the standards established in the District Regulations, Part 4. (See also Sub-Section B. below regarding Concentrated Animal Operations and Concentrated Animal Feeding Operations.)
5. No outdoor feedlot, agricultural compost, manure or other similar unenclosed storage shall be located closer than 100 feet to any dwelling (other than the owner's residence), nor closer than 50 feet to any property line, stream, water body, or designated wetland area, except as may be provided otherwise in 25 PA Code, Section 91.36. (See also Sub-Section B. below regarding Concentrated Animal Operations and Concentrated Animal Feeding Operations.)
6. Nothing contained in this Chapter shall prohibit a farmer from carrying out normal farming activities, including the spreading of manure in accordance with the requirements of the PA Nutrient Management Act.

B. Concentrated Animal Operations and Concentrated Animal Feeding Operation Regulations

Concentrated animal operations (CAO's) and concentrated animal feeding operations (CAFO's) may be permitted only where specified in the District Regulations, Part 4. All new or expanded CAO's and CAFO's shall require Conditional Use approval from the Township Supervisors prior to the issuance of a Zoning Permit. In addition, all applications for CAO's and CAFO's shall meet all applicable requirements set forth in the Township Subdivision and Land Development Ordinance, Chapter 22 of the Woodward Township Code of Ordinances and shall satisfy the following criteria.

1. All concentrated animal operations and concentrated animal feeding operations shall meet the requirements set forth in the PA Nutrient Management Regulations and Act 38 of 2005, the ACRE legislation, for the preparation and submission of Nutrient Management Plans. In particular, all such operations shall meet the standards pertaining to nutrient application, manure management, and manure storage facilities.

Nothing in this Section or Chapter is intended, nor shall be applied or interpreted, to attempt to regulate those aspects of CAO's and CAFO's which are specifically regulated by the PA Nutrient Management Act, Act 38 of 2005, and/or the Agricultural Security Law.

2. All applications to the Township for new or expanded concentrated animal operations and/or concentrated animal feeding operations initiated after the effective date of this Chapter shall include the following information:
 - a. a detailed, written description of the type and size of operation being proposed;
 - b. a site plan illustrating the proposed location of all outdoor feedlots, animal confinement buildings, manure storage facilities, and manure application areas, and their relation to existing occupied dwellings (other than the owner's residence);
 - c. a copy of the applicant's Nutrient Management Plan, reviewed and approved by the County Conservation District, designated Nutrient Management Specialist, or other appropriate agency; and
 - d. a copy of the applicant's Odor Management Plan, reviewed and approved by the County Conservation District, designated Odor Management Specialist, or other appropriate agency or individual.
3. At a minimum, buildings in which livestock and/or poultry are to be housed (temporarily or permanently) shall be erected at least 300 feet from all property lines and dwellings (other than the owner's residence). Where

which require the operation of the facility to cease, such action shall cause the Zoning Permit to be forfeited. In this case, no resumption of facility operations shall take place unless and until the applicant obtains approval of a new Zoning Permit application.

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- A. All construction, fabricating and fitting activities shall be conducted within an enclosed building or structure.
- B. Buffer yards and/or screening shall be provided around the perimeter of all such activities, including storage yards, meeting the requirements of Sections 606 and 607 of this Chapter. Further, storage yards may not be located within any setback or required yard area.
- C. All precautions shall be taken to minimize potentially noxious, hazardous or nuisance occurrences from the facility. Applicants for such uses shall show that their potential facility will meet the minimum performance standards set forth in Section 517 J. above.
- D. Any and all outdoor lighting shall be mounted and shielded to avoid causing glare on adjacent properties or lots.
- E. All signs proposed for such facilities shall meet the standards set forth in Part 8 of this Chapter.
- F. Off-street parking and loading areas shall be provided in accordance with the requirements of Part 9 of this Chapter.

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3. Agricultural operations that use or produce manure that are not a CAO or CAFO shall comply with the PA Department of Environmental Protection's requirements applicable to such operations, including the requirements specified in 25 PA Code, Section 91.36 and the manuals and guides referenced in that Section, or as may hereafter be amended.
4. Buildings in which livestock or poultry are to be housed (temporarily or permanently) shall be set back at least 100 feet from all property lines and no less than 25 feet from the right-of-way of a public street, except as may be provided otherwise in 25 PA Code, Section 91.36. All other agricultural buildings shall be set back in accordance with the standards established in the District Regulations, Part 4. (See also Sub-Section B. below regarding Concentrated Animal Operations and Concentrated Animal Feeding Operations.)
5. No outdoor feedlot, agricultural compost, manure or other similar unenclosed storage shall be located closer than 100 feet to any dwelling (other than the owner's residence), nor closer than 50 feet to any property line, stream, water body, or designated wetland area, except as may be provided otherwise in 25 PA Code, Section 91.36. (See also Sub-Section B. below regarding Concentrated Animal Operations and Concentrated Animal Feeding Operations.)
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Concentrated animal operations (CAO's) and concentrated animal feeding operations (CAFO's) may be permitted only where specified in the District Regulations, Part 4. All new or expanded CAO's and CAFO's shall require Conditional Use approval from the Township Supervisors prior to the issuance of a Zoning Permit. In addition, all applications for CAO's and CAFO's shall meet all applicable requirements set forth in the Township Subdivision and Land Development Ordinance, Chapter 22 of the Woodward Township Code of Ordinances and shall satisfy the following criteria.

1. All concentrated animal operations and concentrated animal feeding operations shall meet the requirements set forth in the PA Nutrient Management Regulations and Act 38 of 2005, the ACRE legislation, for the preparation and submission of Nutrient Management Plans. In particular, all such operations shall meet the standards pertaining to nutrient application, manure management, and manure storage facilities.

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2. All applications to the Township for new or expanded concentrated animal operations and/or concentrated animal feeding operations initiated after the effective date of this Chapter shall include the following information:
 - a. a detailed, written description of the type and size of operation being proposed;
 - b. a site plan illustrating the proposed location of all outdoor feedlots, animal confinement buildings, manure storage facilities, and manure application areas, and their relation to existing occupied dwellings (other than the owner's residence);
 - c. a copy of the applicant's Nutrient Management Plan, reviewed and approved by the County Conservation District, designated Nutrient Management Specialist, or other appropriate agency; and
 - d. a copy of the applicant's Odor Management Plan, reviewed and approved by the County Conservation District, designated Odor Management Specialist, or other appropriate agency or individual.
3. At a minimum, buildings in which livestock and/or poultry are to be housed (temporarily or permanently) shall be erected at least 300 feet from all property lines and dwellings (other than the owner's residence). Where

however, more restrictive setback requirements are established in the Nutrient Management Regulations, then those standards shall apply.

4. No manure storage facilities shall be permitted to be located within a designated Floodway. Where located within a designated Flood Fringe or General Floodplain area, all such structures shall be elevated or floodproofed to meet the requirements of Chapter 8 of the Woodward Township Code of Ordinances.
5. There shall be no occupancy or use of any facilities related to or associated with a CAO or CAFO until all required approvals and permits have been issued.

522 ROADSIDE STANDS

Temporary or permanent roadside stands or shelters may be permitted only in those zoning districts and as specified in the District Regulations, Part 4. All applications for such uses shall also meet the standards outlined below. (See also Section 534 regarding other temporary uses.)

- A. Temporary stands shall not exceed 400 square feet in size and shall be removed from the site during the season(s) when they are not in use for the sale or display of products.
- B. Where a temporary roadside stand is established, a minimum of five (5) off-street parking spaces, located outside of the adjoining street right-of-way, shall be provided. The standards set forth in Section 901, TABLE 1, of this Chapter shall apply to all permanent facilities.
- C. Temporary stands and temporary signs shall be set back at least 20 feet from the edge of the adjoining street right-of-way and at least 50 feet from any intersection. Permanent stands shall meet the setback requirements set forth in the District Regulations for structures in the district where they are to be located.
- D. Seasonal Zoning Permits shall be required for temporary roadside stands.
- E. All signs used to advertise such facilities shall meet the requirements set forth in Part 8 of this Chapter and shall be removed when the temporary stand is removed.
- F. Accessory roadside stands shall be limited to the sale of farm, nursery, or greenhouse products.

523 SEASONAL DWELLINGS